



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSP # 2010-0004 Project Name: MARINO'S PIZZA

PROPERTY LOCATION: Northwest Corner of Wesmond Drive and Jefferson Davis Highway

TAX MAP REFERENCE: 016.03-08-10 ZONE: CSL

APPLICANT:

Name: Ather Subzwari

Address: 3100 Jefferson Davis Highway, Alexandria, VA 22305

PROPERTY OWNER:

Name: ISS Management Group, LLC

Address: 102 46th Avenue North, Myrtle Beach, SC 29577-2766

SUMMARY OF PROPOSAL Addition to existing Marino's Pizza Carry-out for on-site dining

MODIFICATIONS REQUESTED Reduction in required Parking; Waiver of Loading space; Rear set-back modification; Reduction in

SUPs REQUESTED Restaurant Crown coverage

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Ather Subzwari

Print Name of Applicant or Agent

3100 Jefferson Davis Hwy,

Mailing/Street Address

Alexandria, VA 22305

City and State

Zip Code



703-548-8544

Telephone #

Fax #

asubzwari21@aol.com

Email address

December 12, 2010

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Received Plans for Completeness: _____

Fee Paid and Date: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☐ the Owner ☐ Contract Purchaser ☒ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

see attachment A

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license.
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>see attachment B</i>		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>see Attachment B</i>		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <i>see Attachment B</i>		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/12/10 Ather Subzwari
Date Printed Name


Signature

Attachment A

Property located at 3103 is owned by ISS Management LLC. Below are listed the owner names, addresses and percentage of interest/equity in ISS Management LLC.

Name	Address	Percent of Ownership
Staton Family Trust	402 46 th Avenue North Myrtle Beach, SC 29577	30%
Norma Staton	402 46 th Avenue North Myrtle Beach, SC 29577	19%
Gwyn Staton	96 Keystone Ave. Coupeville, Wa. 98239	17%
Victoria Ishee	4903 Twin Branches Way Dunwoody, GA 30338	17%
Scott Staton	719 W. Broad Street Richmond, VA 23220	17%

For ISS Management

9/16/2010

Date

Victoria Ishee

Victoria Ishee

"A"

ATTACHMENT B

Sep 16 10 03:00p

William L. Poppe

703-971 7327

P. 4

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. **Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ISS Management	402 46th Avenue N Myrtle Beach, SC 29577	100%
2. (See Attachment A for individual		
3. ownership percentages)		

APP NAME >

4. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3164 Jefferson Park Hwy (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ISS Management	402 46th Ave N Myrtle Beach, SC 29577	100%
2. See Attachment A for individual		
3. ownership percentages)		

I am less
and applicant
of the applicant

3. **Business or Financial Relationship.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or other Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ISS Management	None	None
2. ATHER SUBZWART	Same as above	(I am Leases and
3.		applicant of the

applicant of the
application

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/16/2010
Date

Victoria Ishee
Printed Name

for ISS Management
and Slater Family Trust

"B"

2. **Narrative description.** The applicant shall describe below the nature of the request ***in detail*** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (*Attach additional sheets if necessary.*)

see Attachment C

ATTACHMENT "B"

PROJECT NARRATIVE

MARINOS PIZZA SEPTEMBER 2010 (Revised December 13, 2010)

Marinos Pizza business is a carry-out restaurant located at the northwest corner of Jefferson Davis Highway (U.S. Route 1) and Wesmond Drive. It is across U.S. 1 from the Potomac Yards Retail complex. It is an existing one-story commercial building in the CSL Zone.

This project would add a two-story addition on the North side of the existing building, connected to it by a doorway. The first floor of the addition would contain cooking facilities, bathrooms, food storage areas, a waiting area and eight (8) table seats for Handicap Patrons. An interior stairway would lead to the second floor eating area with 64 seats. A second floor emergency exit would lead to an exterior metal stairway down to the parking lot.

The existing site is bounded on the North by a 20-foot wide public alley connecting to Route 1. This alley entrance would be used as the North entrance to the site for southbound traffic, and would access six (6) parking spaces (including one (1) handicap space) along the North face of the addition. The two existing curb cuts along Route 1 would be closed off at the request of the City of Alexandria. The alley entrance would also connect to a one-way driveway between Route 1 and the existing and proposed buildings leading to seven (7) additional parking spaces South of the existing building. The total of 13 parking spaces is 5 less than the 18 required, and a waiver will be necessary.

The South and Southwest boundary of the site is adjacent to the portion of the original property that was condemned by the City of Alexandria in 1973, in order to make Wesmond Drive a dead-end street, with no access to U.S. 1. The remaining part of the Wesmond Drive paving at the old intersection still allows access to the site through a curb cut entrance. This entrance would become the South entrance and exit from the site.

The construction of the cul-de-sac by the City in 1973 did not follow the boundary established in the condemnation. The existing parking lot paving extends as much as seven (7) feet beyond the taking line. That paving has been used as parking area for nearly 40 years, and it would continue as such under this project.

Since the entire site is almost completely paved or impervious, and the proposed project will include some landscaped areas, the storm run-off from the site should be less than the current rate and volume and there should be no storm water quantity control requirements. A Water Quality Structure is proposed to be installed between the existing grate inlet in the parking area and the existing curb inlet in Route 1. Landscaping is proposed in a 4-foot wide strip between the Route 1 sidewalk, and the site buildings and parking areas, and also in a new island at the Southwest corner of the site. The existing monument sign will be removed and a new sign placed on the new addition.. Even though the entire site will be disturbed, and resurfaced, there will be no earth moving other than for footings and utility trenches.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Carry-out 60-75 per day
 Dining room 100 per day

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Carry-out 3 Staff per shift (max.)
 Dining Room 3 Staff per shift (max.)

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Mon Sun -Thurs.	10am-1am	Carry-out and Dining	
Fri.-Sat.	10am-2am	Carry-out and Dining	
SUN	11:00am-11:00pm		

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

only normal noise

B. How will the noise from patrons be controlled?

7. Describe any potential odors emanating from the proposed use and plans to control them:

only cooking odors when doors open

8. Provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?

Normal Restaurant Trash

- B. How much trash and garbage will be generated by the use?

Two dumpsters per week

- C. How often will trash be collected?

Twice per week

- D. How will you prevent littering on the property, streets and nearby properties?

All carry-out food will be consumed off-site

Trash cans will be provided in the dining areas

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Cleaning supplies will be stored in a
closet

11. What methods are proposed to ensure the safety of residents, employees and patrons?

city codes and Police protection

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? 18 16 TOTAL (5 FOR EXISTING RESTAURANT 11 FOR NEW RESTAURANT)

B. How many parking spaces of each type are provided for the proposed use: 18

<u>18</u>	Standard spaces
<u>7</u>	Compact spaces
<u>1</u>	Handicapped accessible spaces
<u>0</u>	Other

- C. Where is required parking located? (check one) ☒ **on-site** [] **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? one
- B. How many loading spaces are available for the use? Temporary aisle space
- C. Where are off-street loading facilities located?
- In parking aisle near rear door of carry-out
- D. During what hours of the day do you expect loading/unloading operations to occur?
- 10 am to 6 pm
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
- Max. Twice per day

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Existing entrances on Jefferson Davis Highway will be closed or modified to improve traffic flow.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Required Parking is 18 spaces.

Provided Parking is 13 spaces (11 standard,
1 Handicap, and 1 compact)

We are requesting a reduction of 5 spaces.

2. Provide a statement of justification for the proposed parking reduction.

Site was reduced in size by the City of
Alexandria years ago for widening Wesmond
Drive.

3. Why is it not feasible to provide the required parking?

The site is small

A cooperative agreement may be reached with the
Inturias Auto Service site South of Wesmond Drive

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

 Yes. ✓ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative effects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



APPLICATION

RESTAURANT

All applicants requesting a Special Use Permit or an Administrative Use Permit for a restaurant shall complete the following section.

1. How many seats are proposed?

Indoors: 7244

Outdoors: -0-

Total number proposed: 7244

2. Will the restaurant offer any of the following?

Alcoholic beverages (SUP only) ☐ Yes ☒ No

Beer and wine — on-premises ☐ Yes ☒ No

Beer and wine — off-premises ☐ Yes ☒ No

3. Please describe the type of food that will be served:

Vegetarian Dishes, Kabobs (Chicken, Beef) Rice

Ethnic Foods

4. The restaurant will offer the following service (check items that apply):

☒ table service ☐ bar ☒ carry-out ☐ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? ONE

Will delivery drivers use their own vehicles? ☒ Yes ☐ No

Where will delivery vehicles be parked when not in use?

off-site

6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)?

☒ Yes ☐ No

If yes, please describe:

only wall TVs

Parking Impacts. Please answer the following:

- What percent of patron parking can be accommodated off-street? (check one)
 - ☐ 100%
 - ☐ 75-99%
 - ☒ 50-74%
 - ☐ 1-49%
 - ☐ No parking can be accommodated off-street
- What percentage of employees who drive can be accommodated off the street at least in the evenings and on weekends? (check one) *Employees not allowed to park*
 - ☒ All
 - ☐ 75-99%
 - ☐ 50-74%
 - ☐ 1-49%
 - ☐ None
- What is the estimated peak evening impact upon neighborhoods? (check one)
 - ☐ No parking impact predicted
 - ☒ Less than 20 additional cars in neighborhood
 - ☐ 20-40 additional cars
 - ☐ More than 40 additional cars

Litter plan. The applicant for a restaurant featuring carry-out service for immediate consumption must submit a plan which indicates those steps it will take to eliminate litter generated by sales in that restaurant.

Alcohol Consumption and Late Night Hours. Please fill in the following information.

- Maximum number of patrons shall be determined by adding the following:

<i>Patrons</i>	<i>44</i>	<i>72</i>	Maximum number of patron dining seats
+	<i>0</i>		Maximum number of patron bar seats
+	<i>0</i>		Maximum number of standing patrons
<i>Patrons =</i>	<i>44</i>	<i>72</i>	Maximum number of patrons
- 6* Maximum number of employees by hour at any one time *3 Carry-out, 3 Dining in*
- Hours of operation. Closing time means when the restaurant is empty of patrons. (check one)
 - ☐ Closing by 8:00 PM
 - ☐ Closing after 8:00 PM but by 10:00 PM
 - ☐ Closing after 10:00 PM but by Midnight
 - ☒ Closing after Midnight
- Alcohol Consumption (check one)
 - ☐ High ratio of alcohol to food
 - ☐ Balance between alcohol and food
 - ☒ *None* Low ratio of alcohol to food

SUBJECT ADDRESS	MAP	BLOCK	LOT
3104 Jefferson Davis Hwy. Alexandria, VA 22305	016.03	08	10

ADJOINING PROPERTY OWNER'S NAME & ADDRESS	MAP	BLOCK	LOT
MOHAMED A. WARSAME 344 Westmond Drive Alexandria, VA 22305-3038	016.03	08	11
NAOMI G. SWEETENBERG 345 Westmond Drive Alexandria, VA 22305-3039	016.03	10	21
JILL CHRISTINE NIENHISER 349 Westmond Drive Alexandria, VA 22305-3039	016.03	10	22
NANCY L. EPPS 351 Westmond Drive Alexandria, VA 22305-3039	016.03	10	23
EVAN SONDEREGGER 353 Westmond Drive Alexandria, VA 22305-3039	016.03	10	24
NANCY W. WALLS 355 Westmond Drive Alexandria, VA 22305-3039	016.03	10	25
CHARLOTTE L. MARMOR, TR 357 Westmond Drive Alexandria, VA 22305-3039	016.03	10	26
ANGUS M. JACKSON 359 Westmond Drive Alexandria, VA 22305-3039	016.03	10	27
CLEMETH L OR CAROL COPE 5913 Valley View Drive Alexandria, VA 22310-1618	016.03	10	28
CPYR, INC Property Tax Dept. PO Box 4900 Scottsdale, AZ 85261-4900	016.01	05	01
PMIG 1008 LLC 12680 Darby Brook Court Woodbridge, VA 22192-2457	016.03	08	09
JAMES W. & VERNA M. PAYNE 6727 Swarthmore Dr, Alex, VA 22307	016.03	08	12

MARINOS PIZZA

RESPONSES TO ALEXANDRIA T & ES COMMENTS DATED 11/24/10
(Prepared December 10, 2010)

1. An Outfall Analysis/Narrative has been placed on a new Sheet S-4 regarding the storm drainage outfall adequacy. This new sheet also includes a Drainage Area Map and a plan showing the existing and proposed storm drainage system, from the building downspout, through the new 'Stormceptor" BMP structure, and to the existing storm drainage pipes in the Potomac Yards Retail parking lot across Route 1.
2. An ENVIRONMENTAL SITE ASSESSMENT note has been added to the new Sheet S-4.
3. City Standard Water Quality BMP data blocks and Worksheets B and C have been added to Sheet S-4.
4. The Drainage Area Map is now on Sheet S-4.
5. A STORM WATER MANAGEMENT NARRATIVE has been added to sheet S-4. A "STORMCEPTOR" hydrodynamic treatment structure has been chosen to meet BMP requirements. It is shown on the Storm Drain Outfall plan.
6. The scale of sheet S-3 was enlarged for the last submittal to make it more readable. We can easily change the scale to 1" = 20' for the final submittal. I have made field measurements from the existing poles along our frontage to the proposed back of the sidewalk and verified that the clearance more than meets the ADA requirements. The poles will be added to sheet S-3 for the final submittal.
7. A Deliveries Narrative has been added to Sheet S-4.